

# LOUDOUN COUNTY NSP PROPERTY FOR SALE

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VISIT OUR WEBSITE AT [WWW.LOUDOUN.GOV/NSP](http://WWW.LOUDOUN.GOV/NSP)  
OR CONTACT  
Jill Brady at [jill.brady@loudoun.gov](mailto:jill.brady@loudoun.gov)

LOUDOUN COUNTY RECEIVED A GRANT OF \$2 MILLION TO PURCHASE, REHABILITATE AND SELL PREVIOUSLY FORECLOSED HOMES IN THE STERLING PARK AND SUGARLAND RUN NEIGHBORHOODS.. THERE ARE MANY INCENTIVES OFFERED TO PURCHASE THIS PROPERTY . THE COUNTY HAS REHABILITATED THIS PROPERTY WITH QUALITY CONSTRUCTION, THAT INCLUDED LEAD TESTING, AN ENERGY AUDIT, AN ELECTRICAL INSPECTION, A PEST INSPECTION, AND A HOME INSPECTION. THE COUNTY PARTNERS WITH LENDERS AND TITLE COMPANIES FOR LOWER PRICING, LOW RATE 1ST TRUST FINANCING AND PAYS \$5,000 TOWARDS CLOSING COSTS . AN EXAMPLE OF FINANCING AVAILABLE IS LISTED BELOW.

## **49 Carolina Ct., Sterling,VA 20164**

**SALES PRICE:** **\$ 216,118**

**2ND TRUST**—REHAB AMOUNT

\*DEFERRED LOAN FOR 20 YRS - NO MONTHLY PMT– NO INTEREST **\$ 41,118**

**3RD TRUST**—10 - 30% OF SALES PRICE DEPENDING ON INCOME

\*FORGIVABLE AFTER AFFORDABILITY PERIOD IF STILL OWNER OCCUPANT **\$ 21, 600—64,800**

**1ST TRUST** THROUGH LENDER

\*VERY LOW FIXED RATES **\$110,200-153,400**

